



CITY HALL  
40 S. BROADWAY  
YONKERS, NY 10701

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**OFFICE OF THE YONKERS CITY COUNCIL**

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**PUBLIC NOTICE**

**Notice of Completion and Public Hearing**  
**DRAFT ENVIRONMENTAL IMPACT STATEMENT**  
**FOR THE PROJECTS KNOWN AS:**

**Palisades Point  
Cacace Center  
River Park Center  
and  
Larkin Plaza**

Pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act ("SEQRA")) of the Environmental Conservation Law, a Draft Environmental Impact Statement ("DEIS") has been submitted to the City Council of the City of Yonkers, as Lead Agency under SEQRA. The DEIS was submitted by the Applicant (Struever Fidelco Cappelli LLC (SFC)) in connection with the proposed redevelopment by the Applicant of 28.9 acres of land in downtown Yonkers, NY. The City Council accepted the DEIS as complete on April 2, 2008.

Public hearings will be held on the DEIS in the Yonkers City Council Chambers at 6:30 p.m. on April 29, 2008. Written comments on the DEIS will be accepted by the City Council until May 13, 2008 following the close of the hearing and should be addressed to the Lead Agency contact referred to below.

**Name of Action:** River Park Center, Cacace Center, Larkin Plaza, and Palisades Point

**Description of the Proposed Project:**

The Applicant, Struever Fidelco Cappelli LLC ("SFC"), is proposing the redevelopment of several underutilized parcels in and around Downtown Yonkers and its Hudson River waterfront. As proposed, the project would create new residential, retail, office, recreational, and open space uses in the four development areas. The primary development components of the proposal include the River Park Center, Cacace Center, Larkin Plaza, and Palisades Point. The application/petition of SFC as submitted to the Yonkers City Council on October 24, 2006 provides a detailed description of the location and build program for each project component, as well as a description of the anticipated related actions.

The proposed project would also include a number of improvements associated with the redevelopment such as new parking structures, amenities associated with re-exposing the Saw Mill River, and various public improvements outside the immediate redevelopment sites associated with necessary transportation and infrastructure improvements.

In addition to the development actions, the proposed project would include a number of related actions that would be discussed and analyzed in the DEIS. These actions include zoning amendments, amendments to urban renewal plans that affect redevelopment of the area, discontinuation of streets, alienation of city parkland, and numerous other approvals from various City, county, state, and, possibly, federal agencies. As proposed, the project includes the adoption of a Municipal Redevelopment Plan in accordance with New York Municipal Redevelopment Law to facilitate the issuance of tax increment bonds ("TIF" bonds) by the City of Yonkers intended to finance certain aspects of the proposed project.

**Location:** Downtown Yonkers, various sites.

**Lead Agency:** City of Yonkers City Council

**To view a copy of the DEIS:**

The DEIS has been posted on the SFC website, [www.sfcyonkers.com](http://www.sfcyonkers.com), and is also available for review at the Yonkers Public Library, Riverfront Library, 1 Larkin Plaza, Yonkers, NY and at Will Library, 1500 Central Park Avenue, Yonkers, NY during normal hours of operation. Additional copies of the DEIS may be obtained through the Lead Agency contact identified below.

**Contact Person:** Hon.Chuck Lesnick  
City Council President  
40 South Broadway, Room 403  
Yonkers, New York 10701  
(914) 377-6060

**A copy of this notice has been sent to:**

City of Yonkers, Mayor Philip Amicone  
City of Yonkers, Office of City Council Members and President  
City of Yonkers, Traffic Engineer, Brian O'Rourke, PE  
City of Yonkers, City Engineer, Andrew Api, PE  
City of Yonkers Planning Board  
City of Yonkers, Industrial Development Agency  
City of Yonkers, Community Development Agency  
City of Yonkers, Office of Downtown and Waterfront Development, James Pinto  
City of Yonkers, Department of Public Works, John Liszewski  
City of Yonkers Police Department, Commissioner Robert Taggart  
City of Yonkers Fire Department, Commissioner Anthony Pagano  
City of Yonkers Parking Authority, Michael Dalton

Environmental Notice Bulletin  
625 Broadway, 4th floor  
Albany, NY 12233-1750

Empire State Development Corporation  
Attn: Fred Bartoli  
633 Third Avenue  
New York, NY 10017

Westchester County Planning Board  
County Office Building  
148 Martine Avenue  
White Plains, NY 10601

Westchester County DPW

ATTN: Traffic Engineer  
County Office Building, Room 400B  
148 Martine Avenue  
White Plains, NY 10601

Westchester County DPW  
ATTN: Commissioner  
County Office Building  
148 Martine Avenue  
White Plains, NY 10601

Westchester County Department of Health  
145 Huguenot Street, 8th Floor  
New Rochelle, NY 10801

Westchester County Department of Environmental Facilities  
County Office Building  
148 Martine Avenue  
White Plains, NY 10601

Metropolitan Transportation Authority  
347 Madison Avenue  
New York, NY 10017

NYS Department of Environmental Conservation  
Attn: Commissioner  
50 Wolf Road, Road  
Albany, New York 12233-1750

NYS DEC Region 3  
21 South Putt Corners Road  
New Paltz, NY 12561

NYS Office of Parks, Recreation and Conservation  
State Historic Preservation Office  
Peebles Island Resource Center  
P.O. Box 189  
Waterford, NY 12188-0189

NYS Department of State  
Division of Coastal Resources and Waterfront Revitalization  
41 State Street  
Albany, New York 12231

NYS Department of Transportation  
4 Burnett Boulevard  
Poughkeepsie, NY 12603

U.S. Army Corps of Engineers  
26 Federal Plaza – Room 1937  
New York, NY 10278